



Date January 23, 2017

ABATEMENT OF PUBLIC NUISANCE AT 4110 SW 5th STREET

WHEREAS, the property located at 4110 SW 5th Street, Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholders, All Known and Unknown Heirs to Noel E. Weckman; Mortgage Holder, Norwest Bank k/n/a Wells Fargo Bank, N.A.; and Mortgage Holder, Lederman Bonding, were notified more than thirty days ago to repair or demolish the main structure and as of this date has failed to abate the nuisance.

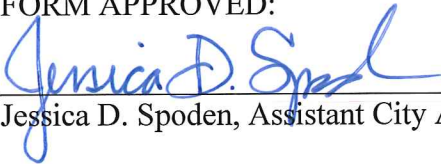
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as Lot 104 in WATROUS HEIGHTS, PLAT NO. 2, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa, and locally known as 4110 SW 5th Street, has previously been declared a public nuisance;

The City Legal Department is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisance, and should the owner(s) fail to abate the nuisance, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structure.

Moved by _____ to adopt.

FORM APPROVED:



Jessica D. Spoden, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED

Mayor

City Clerk

top

4110 SW 5th St



2017/01/17 10:43:43

30D

top

4110 SW 5th St



2017/01/17 10:44:41

30D



**PUBLIC NUISANCE
NOTICE OF INSPECTION
NEIGHBORHOOD INSPECTION DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF DES MOINES, IOWA**

30D

DATE OF NOTICE: November 18, 2016

DATE OF INSPECTION: September 15, 2015

CASE NUMBER: COD2016-00399

PROPERTY ADDRESS: 4110 SW 5TH ST

LEGAL DESCRIPTION: LOT 104 WATROUS HEIGHTS PLAT 2

NOEL E WECKMAN
Title Holder
DECEASED

NORWEST BANK K/N/A WELLS FARGO BANK, N.A.
Mortgage Holder
CORP. SERVICE CO., REG. AGENT
505 5TH AVE
DES MOINES IA 50309

LEDERMAN BONDING
Mortgage Holder
DAVID LEDERMAN, REG. AGENT
712 SYCAMORE ST
WATERLOO IA 50703

An inspection of the referenced property was conducted for its conformance to the Municipal Code of the City of Des Moines. It has been determined from that inspection that the dwelling currently constitutes not only a menace to health and safety, but is also a public nuisance. Accordingly, the dwelling will be placarded as unfit for human habitation pursuant to the Municipal Code of the City of Des Moines and the Code of Iowa.

If not occupied at the present time, the dwelling is to remain vacant and unoccupied until occupancy is authorized by this office. If the dwelling is occupied, it must be vacated immediately. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City will issue a Municipal Infraction in accordance with Section 60-192 and 60-191 pursuant to the Municipal code of the City of Des Moines. Additionally, if the property had a Certificate of Inspection, it is hereby revoked.

Attached is a listing of the violations existing on the date of the inspection and a recommendation as to the remedial action required to correct such violations. The violations noted must be corrected within 30 days from date of notice. Failure to correct these violations will result in a request to the City Council, sitting as the Board of Health, to approve legal action. As a result of this public nuisance action there will be costs incurred by the City. Costs will be billed out when the nuisance has been abated. Failure to pay the costs will result in collection by assessment to the property or personal judgment.

ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES.

Appropriate building permits may be required for those violations noted in the "Special Requirements" section on the notice. Should you have questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner. If you plan to renovate the structure and it has been vacant for a period in excess of one year, there may be zoning issues, which will affect the proposed use of the structure and/or real estate. Please contact the Development Zoning Division at (515) 283-4207 to determine what the legal use for the structure and/or the real estate is prior to commencement of any renovation.

If you believe the building is beyond repair and decide to remove it, all debris must be removed from the property and the basement excavation if any, filled in the manner required by the City. You are encouraged to arrange for this demolition yourself; however a demolition permit must be obtained from the Building Department. In the event you are unable to arrange for demolition, you may sign a waiver voluntarily authorizing the City to do so. However, the City may take a personal judgment against you for the costs of removal.

If you no longer own the property, notify us in writing of the name, address, and telephone number of the new owner. A copy of the real estate contract or deed, if it has not been recorded at the County Recorder's Office, shall likewise be furnished to the Neighborhood Inspection Division.

Should you have any questions, feel free to call. I can usually be reached between 8:00am and 9:00am, Monday through Friday.

Neighborhood Inspection Division

(515) 283-4208

Nid Inspector



DATE MAILED: 11/18/2016

MAILED BY: JDH

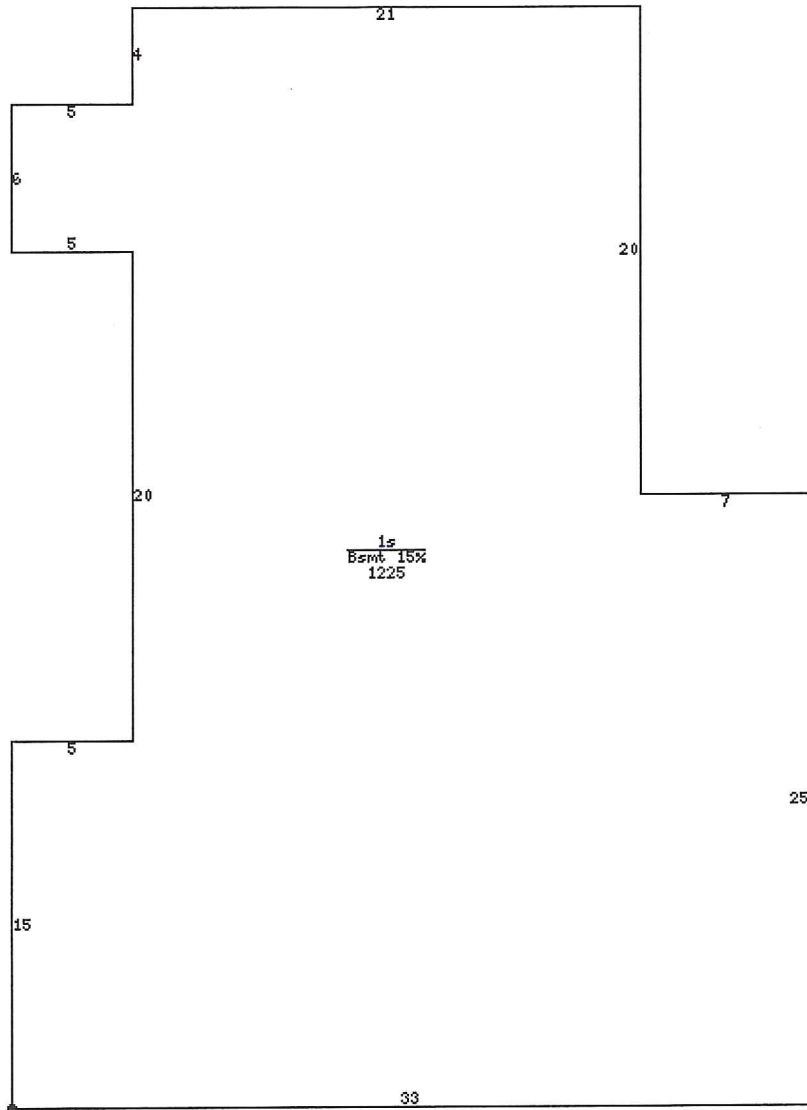
Areas that need attention: 4110 SW 5TH ST

Component: Electrical System Requirement: Electrical Permit Comments: inspection & permit needed for electric system to to excessive deterioration	Defect: Deteriorated Location:
Component: Kitchen Sink Requirement: Plumbing Permit Comments: permit needed for replacement of kitchen sink	Defect: Deteriorated Location:
Component: Clearance of Gas Fired Appliances Requirement: Mechanical Permit Comments: permit needed for proper mechanical system including vent pipe to exterior	Defect: Improperly Installed Location:
Component: Soffit/Facia/Trim Requirement: Comments: repair deteriorated soffit & fashia as needed, builing permit needed if structure damage	Defect: Deteriorated Location:

R1-60	One Family, Low Density Residential District	Residential
Source: City of Des Moines Community Development Published: 2012-03-20 Contact: Planning and Urban Design 515 283-4182		

Land					
SQUARE FEET	6,651	FRONTAGE	48.0	DEPTH	138.0
ACRES	0.153	SHAPE	RC/Rectangle	TOPOGRAPHY	N/Normal

Residence # 1					
OCCUPANCY	SF/Single Family	RESID TYPE	S1/1 Story	BLDG STYLE	RN/Ranch
YEAR BUILT	1952	# FAMILIES	1	GRADE	5
GRADE ADJUST	+00	CONDITION	PR/Poor	TSFLA	1,225
MAIN LV AREA	1,225	BSMT AREA	184	FOUNDATION	P/Poured Concrete
EXT WALL TYP	MF/Mixed Frame	ROOF TYPE	GB/Gable	ROOF MATERL	A/Asphalt Shingle
HEATING	F/Floor Wall	AIR COND	0	BATHROOMS	1
BEDROOMS	3	ROOMS	5		



Year	Type	Class	Kind	Land	Bldg	AgBd	Total
2015	Assessment Roll	Residential	Full	17,300	31,000	0	48,300
2013	Assessment Roll	Residential	Full	16,800	32,700	0	49,500
2011	Assessment Roll	Residential	Full	16,800	33,100	0	49,900
2009	Assessment Roll	Residential	Full	17,900	35,900	0	53,800
2007	Assessment Roll	Residential	Full	17,900	35,900	0	53,800
2005	Assessment Roll	Residential	Full	10,700	33,300	0	44,000
2003	Assessment Roll	Residential	Full	9,730	32,080	0	41,810
2001	Assessment Roll	Residential	Full	9,330	29,390	0	38,720
1999	Assessment Roll	Residential	Full	6,050	32,440	0	38,490
1997	Assessment Roll	Residential	Full	5,560	29,790	0	35,350
1995	Assessment Roll	Residential	Full	4,780	25,600	0	30,380
1993	Assessment Roll	Residential	Full	4,220	22,600	0	26,820

1991	Assessment Roll	Residential	Full	4,220	17,760	0	21,980
1991	Was Prior Year	Residential	Full	4,220	16,020	0	20,240

[email this page](#)

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Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us*